

**Greenwich Board of Education**  
**Minutes of the New Lebanon Building Committee Meeting**

**DATE:** April 27, 2016  
**LOCATION:** BOE, Havemeyer Board Room  
**TIME:** 8:00 - 9:00 am

**Committee Members Present:**

Stephen Walko - Chairman  
Bill Drake - Vice Chairman (BET)  
Patricia Baiardi Kantorski - Clerk  
Clare Kilgallen  
Peter Bernstein (BOE)  
Dean L. Goss  
Brian Harris  
Jake Allen

**Ex-Officio Members Present:**

Tony Turner (RTM)  
Will Schwartz (DPW)  
Nick Macri (P&Z)  
Laura Erickson (BOE Chair)  
**Absent:** Drew Marzullo (Selectman)

**Others Present:**

Ryszard Szczypek (Tai Soo Kim)  
Ronald Matten (DOF-BOE)  
Barbara O'Neill (BOE)  
Peter Manning (Gilbane)  
James Hricay (MDO-BOE)  
Eugene Watts (BOE-Sr. Buyer)  
Debbie Applebaum (BOE)

1. Meeting was called to order by Mr. Walko at 8:00 am
2. Update from Chairman
  - a. Steve Walko reviewed the priorities for today's meeting. He discussed the following items with the committee: the New Lebanon School Fact Sheet, the BET conditions placed on the project, Cash Flow Chart, Gilbane's Comparison of the Costs, 2015 Budget Costs, contingencies, modular classrooms and Variance

Report as compared to the Educational Specifications. Mr. Walko said the committee members can pick-up a hard copy of the above items at the BOE and be free to make copies of the report for the public as needed. He invited anyone who needed help with making copies to contact him.

- b. The committee discussed the current enrollment of the New Lebanon School. It was decided as of 4/26/16 the enrollment is 267 first thru fifth grader students and 41 Kindergarteners at BANK. Laura Erickson discussed how the number of 'magneted' students were calculated. She said there were presently 75 students. Patricia Kantorski said there were several students who wanted to attend New Lebanon School, but because of the overcrowding issue were attending private schools.
- c. After a discussion concerning the items referenced to on the New Lebanon School Fact Sheet amendments were made. Then a **motion** was made by Brian Harris and seconded by Peter Berstein to approve the Fact Sheet as amended. A vote was taken and approved 8-0-0. Steve Walko said he will amend the Fact Sheet accordingly and email a pdf to the committee. He will also post it on the BOE web site.
- d. Tony Turner informed the committee the RTM is mostly concerned with the budget. He said the RTM will want the committee to explain why they are confident in the budget. Steve Walko answered the reason the committee has confidence in the budget is because the Town has hired Gilbane Construction Managers and will hire a Clerk-of-the-Works to make sure the project is on time and on budget.
- e. Clare Kilgallen told the committee she had attended the BOC meeting. She explained the application to the State for Reimbursement can not be filed if the budget is not approved.

### 3. Update by Tai Soo Kim

- a. Ryszard Szczypek informed the committee TSK will meet with the Inlands Waterways & Wetlands Agency (IWWA) tonight. He said there had been several comments by the public at the Public Hearing which TSK will clarify at tonight's meeting. The public had questions concerning the depth of the proposed retention basin and the need for the area to be fenced off. Mr. Szczypek explained TSK had an alternate plan with a smaller retention basin which will not become deep enough to require a fence. Mr. Szczypek also said TSK proposed to enhance the Wetlands and create an outdoor classroom. TSK will advocate the Alternative Plan at the IWWA Meeting. Brian Harris and Patricia Kantorski said they support the alternate plan.
- b. The committee discussed the proposed change from the existing 2-lanes of traffic to the proposed 3-lanes of traffic entering the school from Church Street West. TSK Traffic Consultant recommends 3-lanes at this time, but will look into

alternate designs. If any changes are made to the proposed design, it will require an amended plan. The P & Z Meeting is Tuesday, May 3, 2016.

- c. A **motion** was made by Brian Harris and seconded by Clare Kilgallen to maintain the original proposed 3-lane Entry Plan with incorporation of delineated crossings to be developed by the Traffic Consultant and approved by the NLBC. A vote was taken and the motion was approved 7-0-0.
- d. The committee then discussed the existing 1-way traffic flow from Church Street West onto Mead Avenue vs. making Church Street West a 2-way street. Ryszard Szczypek said the traffic consultant recommended keeping the existing 1-way traffic flow, because there are poor site lines from Church Street West looking left onto Mead Avenue. After further discussion, Mr. Szczypek said the site lines were acceptable if an existing tree was taken down and 18 feet of parking removed or a traffic light installed. He said TSK will study making Church Street West a 2-lane street. It was concluded the Town will need to do its own traffic study before any changes are made because it is not part of the original project.
- e. Mr. Szczypek said TSK had concluded that Richard Street from Tinguet Street was not too narrow for small truck deliveries to the school building and the road surface will be asphalt. He said the proposed truck route along Richard Street will be submitted as part of the P & Z Application.
- f. Mr. Szczypek said TSK will submit an application to the Architectural Review Board (ARC) by May 1, 2016 for their June 8th meeting.

#### 4. Discussion of Modulars

- a. Mr. Walko postponed further discussions of the modulars with the committee until he had a chance to meet with the BOE and the Town Law Department to discuss soil testing at the Western Middle School playing fields.
- b. Brian Harris asked when the William Street West ball field contaminated soil will be remediated. James Hricay responded that it would be remediated this Summer or early Fall.

#### 5. Discussion of Budget

- a. Steve Walko clarified the budgeted amount for the New Lebanon School Project. He said the budget was \$37,509,088. plus \$100,00. for the Feasibility Study minus \$300,000., the amount the BET reduced the project budget. The Total for the project as of 4/27/16 is \$37,309,058. (note: due to a clerical error, the total cost has been reduced by \$.30)

6. Update by Subcommittees

- a. Clare Kilgallen informed the committee Eugene Watts, BOE - Senior Buyer, had submitted the RFP for the Clerk-of-the-Works to the Subcommittee for their review and comments. She also said everyone that has not already signed up for Drop-Box needs to do so.

7. Approval of the Meeting Minutes

- a. A **motion** was made by Peter Berstein and seconded by Clare Kilgallen to approve the 4/06/15 Minutes of Meeting as amended. The motion was approved with a vote of 6-0-0.
- b. A **motion** was made by Peter Berstein and seconded by Clare Kilgallen to approve the 4/13/15 Minutes of Meeting as amended. The motion was approved with a vote of 6-0-0.
- c. A **motion** was made by Peter Berstein and seconded by Clare Kilgallen to approve the 4/20/15 Minutes of Meeting as amended. The motion was approved with a vote of 6-0-0.

8. Discussion of Next Steps

- a. The committee discussed the future scheduled Town meetings and who will attend them.

9. The meeting was adjourned by Mr. Drake at 9:00 am.